

IN OR 1254/1833 & OR 1254/1835
PARCELS 2-18 2-19 &
PARCEL 4-17 SEC 8

CHRIST MARK J & VIRGINIA A
274881 MURRHEE ROAD
HILLIARD, FL 32046-6648

2023

09-4N-24-0000-0002-0180



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

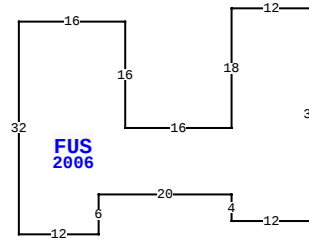
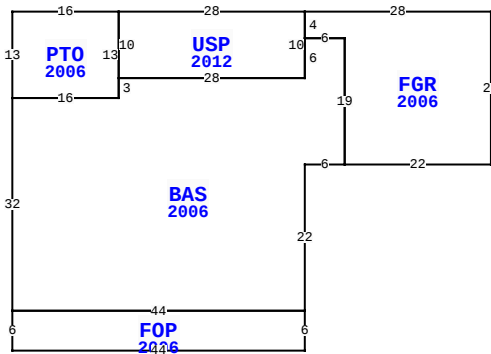
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,606	100	1,606	164,332
FGR	530	55	292	29,878
FOP	264	30	79	8,084
FUS	1,032	100	1,032	105,598
PTO	208	5	10	1,023
USP	280	30	84	8,595

TOTALS	3,920		3,103	317,510
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006
2	0811	CONCRETE B	0 100	0	0	617.00	SF	5.20	5.20	100	2006
3	0940	SHEDS/PORT	0 100	20	16	320.00	SF	20.10	20.10	100	2006

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.83	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,103	93.1500	110.62	343,254	2006	2006	0	0	7.50	92.50
1 SNGL FAM - 100% - 2007 Heated Area: 2638 HX Base Yr 2007											



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										317,510	
TOTAL MARKET OB/XF VALUE										8,002	
TOTAL LAND VALUE - MARKET										54,900	
TOTAL MARKET VALUE										380,412	
SOH/AGL Deduction										196,837	
ASSESSED VALUE										183,575	
TOTAL EXEMPTION VALUE										55,000	
BASE TAXABLE VALUE										128,575	
TOTAL JUST VALUE										380,412	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										348,344	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18365	ADDITION	10,560	08/01/2006
M11326	MECH OTHER	0	04/01/2006
C16938	CO ISSUED	190,000	01/10/2006
B16938	NEW CONSTR	190,000	01/10/2006
P10549	OTHER	0	01/01/2006
R08795	REPAIR/RRF	5,000	01/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1254/1833	8/25/2004	WD	U	V	07	100	
GRANTOR: BRANTLEY CATHERINE D							
GRANTEE: CHRIST MARK J & VIR							
1230/0546	5/13/2004	WD	Q	V		35,000	
GRANTOR: BRANTLEY CATHERINE D							
GRANTEE: CHRIST MARK J & VIR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2006] W28 USP=[YR=2012] W28 PTO=[YR=2006] W16 S13 BAS=[YR=2006] S32 FOP=[YR=2006] S6 E44 N6 W44 \$ E44 N22 E6 N19 W6 S6 W28S3 W16 \$ E16 N13\$ S10 E28 N10 \$ S4 E6 S19 E22 N23 \$ PTR= E20 FUS=[YR=2006] E16 S16 E16 N18 E12 S32 W12 N4 W20 S6 W12 N32 \$ W20 \$.											

TOTAL OB/XF											
8,002											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.83	AC	